

Planning, Zoning, and Historic Preservation Commission
Meeting March 18, 2019

The Planning, Zoning and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Levi Utter, and Mark Elliff. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison (vacant). Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

Commission Members Present: Harry Rogers, Abi Almandinger, Jim Swatsenbarg, Levi Utter, Zeb Carney, Mark Elliff, and Bill Barksdale.

Also, present: Bryan Lewis, Debra Lewis, Tomasita Baldwin, James Baldwin, Rick Benson, Bryce Benson, Cassandra Calliote, Brandon Calliote, Julie Tilley, Lynn Andrews, and Becky Andrews.

A quorum was present.

Chairman Harry Rogers called the meeting to order at 5:15 PM.

First order of business involved the minutes of the November 2018 meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Jim Swatsenbarg and was seconded by Mark Elliff. On a voice vote, the motion passed. (Note: There were no meetings in December 2018, January 2019, and February 2019.)

Second order of business involved an annexation request. The request to annex 6 acres of land at Robert Ellis Young and I-49 was made by Rick Benson on behalf of RBC Enterprises. They have a plan to develop the property into multi-family apartments. (Twelve all brick multi-family units with one bedroom. There would also be nine all-brick duplex housing units.) Bryan Lewis and Debra Lewis spoke in opposition to the proposed project (annexation), and Tommy Baldwin spoke about exit drive locations and the possibility of subsidized housing. Mr. Benson addressed those concerns to the committee and Chairman Rogers shared that with the audience. Mark Elliff made a motion to approve the annexation request as presented with a second by Jim Swatsenbarg. Levi Utter stated that he would have to abstain from a vote as he had a potential vested interest in this project. On a voice vote the motion passed.

Third Order of business involved a rezoning request (that was contingent upon the annexation approval.) All property is annexed into the city as "A" First Dwelling. The request by Mr. Benson was to change the zoning to "C" Apartment. Mr. Lewis again voiced concerns over the apartments being built. Jim Swatsenbarg made a motion to approve the request to change the newly annexed property from Zone "A" First Dwelling to Zone "C" Apartment. The motion received a second from Abi Almandinger. Levi Utter stated that he would have to abstain from a vote as he had a potential vested interest in this project. On a voice vote the motion passed.

Fourth Order of Business was a request for a Certificate of Appropriateness requested by Becky Andrews for property located at 141 & 149 East 3rd. The request was to open the original entryway between 141 and 149 E. Third to allow access to second floor from street level, to construct a rooftop enclosure for elevator and other rooftop improvements. Committee discussion included a desire for aesthetic beauty to remain as near as possible to the corner building as regarding a wall or fencing on the rooftop. Bill Barksdale made a motion to approve the Certificate of Appropriateness. Mark Elliff gave the motion a second. On a voice vote, the motion passed.

Thanks to Abi Almandinger for taking notes at the start of the meeting and to Julie Tilley for obtaining the names of the folks in attendance.

There were no further items on the agenda.

Levi Utter was welcomed to the committee and he made a motion to adjourn. That motion was seconded by Abi Almandinger. Motion passed and meeting adjourned.